

premium of Three Hundred Eighty-six Dollars (\$386.00), making a total indebtedness due as of May 10, 1979, of Eighty-three Thousand Two Hundred Forty-nine Dollars and Ninety-three Cents (\$83,249.93), all of which will more fully appear by reference to the statement of mortgage claims filed heretofore.

3) That there is contained in said real estate mortgage a provision that if default be made by the said Mary Kathryn Smith Rowles, William Boyd Rowles, her husband, and Deborah Bourke, in the payment of any installment thereof, then the same shall mature and become payable, and it shall then be lawful for James Laurence Luckadoo and Mary Ellen Luckadoo, his wife, or their assignee, J. Vernon Summers, to sell the said real estate to satisfy and pay said debt, interest, insurance, and all costs incident to said sale, and default having been made in the payment of the principal and interest of said debt, your Petitioner, as Assignee, became duly authorized to execute the Power of Sale contained in said mortgage by reason of said default.

4) That having first advertised said real property at least once a week for three successive weeks to the date of sale, in the News-Post, a newspaper published in Frederick County, Maryland, setting forth the time, place, and manner and terms of sale, as will appear by the Certificate of Publication filed herewith as Exhibit "2", which is prayed may be taken and considered as a part hereof, and after filing a duly approved bond, your Petitioner proceeded to sell the real estate at the Court House door, Frederick City, Frederick County, Maryland, on Tuesday, June 5, 1979, at 11:00 A.M., and your Petitioner attending said sale then and there sold the said real estate described as Parcels No. 1, 2, and 3, unto James Laurence Luckadoo, and Mary Ellen Luckadoo, his wife, they being then and there the highest and best bidder at and for the sum of Eighty-two Thousand Dollars (\$82,000.00), which said purchasers have complied with the terms of sale and signed